

NO TRANSFER
TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

026084

That PETER A. ROY, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by LUCILLE E. ROY, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said LUCILLE E. ROY, her assigns forever,

My one-half (1/2) undivided interest in and to a certain lot or parcel of land situate in said Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point on the west side of Pleasant Street fifty-one and eighty-nine hundredths (51.89) feet northerly of the northeast corner of the junction of Pleasant and Dalton Street; thence running westerly by the land now or formerly of R. P. Proctor on the south one hundred ten and forty-nine hundredths (110.49) feet to land now or formerly of Hattie M. Merrill; thence running northerly by said Merrill's lot fifty and eighty-five hundredths (50.85) feet; thence at right angles to said Merrill's east line one hundred twenty-one (121) feet to Pleasant Street; thence by Pleasant Street fifty-one and eighty-nine hundredths (51.89) feet to the point begun at.

Meaning and intending hereby to convey the premises acquired by the within Grantor, Peter A. Roy, by Warranty Deeds in Joint Tenancy as follows: deed from George A. Jackson to Peter A. Roy and Lucille E. Roy dated September 29, 1945, and recorded in the Kennebec County Registry of Deeds in Book 828, Page 258, and deed from George A. Jackson to Peter A. Roy and Lucille E. Roy dated April 14, 1948, and recorded in the Kennebec County Registry of Deeds in Book 876, Page 132.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said LUCILLE E. ROY, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **Warrant and Defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said PETER A. ROY, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 28th day of October, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

[Signature]

[Signature]
Peter A. Roy

STATE OF MAINE
KENNEBEC, ss.

Dated: OCTOBER 28, 1988

Personally appeared the above named PETER A. ROY and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]
Notary Public
Print Name:
My Commission Expires:
ALBERT L. BERNIER

RECEIVED KENNEBEC SS.

1988 NOV -3 AM 9:00

WITNESSES: *[Signature]*
REGISTER OF DEEDS